



ECOLOGICAL ADVICE SERVICE

TO: Alison Webster

FROM: Emma England

DATE: 16 January 2024

SUBJECT: 20231247 / Jackson Family Holdings Ltd, Northfleet

The following is provided by Kent County Council's Ecological Advice Service (EAS) for Local Planning Authorities. It is independent, professional advice and is not a comment/position on the application from the County Council. It is intended to advise the relevant planning officer(s) on the potential ecological impacts of the planning application; and whether sufficient and appropriate ecological information has been provided to assist in its determination. Any additional information, queries or comments on this advice that the applicant or other interested parties may have must be directed in every instance to the Planning Officer, who will seek input from the EAS where appropriate and necessary.

SUMMARY – SUFFICIENT INFORMATION PROVIDED

We have reviewed the additional information submitted by the applicant and advise that sufficient ecological information has been provided.

Under section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 and paragraphs 180 and 186 of the National Planning Policy Framework (NPPF) 2023, biodiversity should be maintained and enhanced through the planning system. As such, if planning permission is granted, we advise the conditions below are included.

The submitted Ecological Impact Assessment includes recommendations for measures to avoid indirect impacts to the 12m high oak tree (of low roosting bat suitability) at the site, the Swanscombe Peninsula Site of Special Scientific Interest (SSSI) within 200m of the site, and nesting birds.

Lighting proposals should avoid direct lighting of the retained oak tree at the site and consider the Institute of Lighting Professionals Guidance Note 8: Bats and Artificial Lighting at Night during the lighting design. This can be secured by condition.

Construction Ecological Management Plan

We suggest that the below wording is included as a condition for a Construction Ecological Management Plan (CEMP – biodiversity) if planning permission is granted. This will mitigate for impacts to biodiversity and help ensure compliance with relevant legislation.

We advise that the below suggested wording does not cover all aspects usually covered within a Construction Environmental Management Plan (CEMP) (such as pollution control, noise, lighting etc. during construction). Therefore, this wording should either form **part of** any larger CEMP / Construction Management Plan (CMP) condition required or should form a **separate** stand-alone condition for a Biodiversity Method Statement.

Suggested Condition Wording:

Prior to commencement of works (including site clearance), a construction ecological management plan (CEMP - biodiversity) will be submitted to and approved in writing by the local planning authority. The CEMP - biodiversity will ensure sufficient measures are in place to avoid negative effects on the Swanscombe Peninsula SSSI, breeding birds, retained trees and any associated bat roosting features, River Thames and any other relevant ecological receptors (as determined by a suitably qualified ecologist). The measures within the CEMP – biodiversity will incorporate those recommended within Appendix 4 of the Native Ecology Ecological Impact Assessment for the site, dated 14th December 2023.

The approved CEMP - biodiversity will be adhered to and implemented throughout the construction period in accordance with the approved details.

Ecological Enhancements

Under section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 and paragraphs 180 and 186 of the National Planning Policy Framework (NPPF) 2023, biodiversity should be maintained and enhanced through the planning system. If planning permission is granted, we advise the following condition is attached:

Suggested Condition Wording:

Within three months of works commencement, a detailed plan(s) showing how the development will enhance biodiversity will be submitted to, and approved in writing by, the local planning authority. This will include durable bird boxes aimed at species of conservation concern and a bat-friendly lighting design. The approved measures will be implemented and retained thereafter.

If you have any queries regarding our comments, please do not hesitate to get in touch.

Emma England
Biodiversity Officer

This response was submitted following consideration of the following documents:

Native Ecology (December 2023) Ecological Impact Assessment. Unit K6, Northfleet Industrial Estate.

Ward and Associates (May 2022) Proposed Topographical Site Plan. Proposed New Warehouse and Offices, Unit K6, Lower Road, Northfleet, Kent, DA11 9BL. 2521.WD.10d

Ward and Associates (November 2021) Existing Topographical Site Plan. Proposed New Warehouse and Offices, Unit K6, Lower Road, Northfleet, Kent, DA11 9BL. 2521.WD.02.